



Observation Drive Extended

(P501507)

Category	Transportation	Date Last Modified	01/01/25
SubCategory	Roads	Administering Agency	Transportation
Planning Area	Clarksburg and Vicinity	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Planning, Design and Supervision	18,388	1,007	564	2,161	-	1,833	73	255	-	-	14,656
Land	1,057	5	-	1,052	-	-	786	266	-	-	-
Construction	84,022	-	-	-	-	-	-	-	-	-	84,022
TOTAL EXPENDITURES	103,467	1,012	564	3,213	-	1,833	859	521	-	-	98,678

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
G.O. Bonds	102,456	1	564	3,213	-	1,833	859	521	-	-	98,678
Impact Tax	1,011	1,011	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	103,467	1,012	564	3,213	-	1,833	859	521	-	-	98,678

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 26 Request	-	Year First Appropriation	FY16
Cumulative Appropriation	4,789	Last FY's Cost Estimate	103,467
Expenditure / Encumbrances	1,139		
Unencumbered Balance	3,650		

PROJECT DESCRIPTION

The project provides for the design and construction of a 2.2 mile long roadway within a minimum 150-foot right-of-way. The work will be constructed in two phases. Phase 1 includes a 4-lane divided roadway (two lanes in each direction) starting at existing Observation Drive near Waters Discovery Lane and continuing north beyond West Old Baltimore Road to the point where it meets the planned extension of Little Seneca Parkway, along with a 16-foot breezeway on the east side to provide Greenway connectivity. Phase 1 will also include the westward extension of two lanes of Little Seneca Parkway to Observation Drive. A bridge approximately 550 feet in length will be constructed near Waters Discovery Lane, ending at West Old Baltimore Road near the future MTA Comsat Station. A traffic signal will be provided at the West Old Baltimore Road intersection. In Phase 2, between Little Seneca Parkway and existing Observation Drive near Stringtown Road, the scope includes a two-lane roadway, along with an eight-foot wide shared-use path on the west side, with space for the two additional master-planned lanes and a five-foot wide sidewalk on the east side to be built in the future. Traffic signals will be provided at the Shawnee Lane and Little Seneca Parkway intersections.

LOCATION

Clarksburg and Germantown

ESTIMATED SCHEDULE

Pending issuance and adoption of new Master Plan, Phase I design will be completed in FY28. Property acquisition will begin in FY27 and construction will start beyond FY30.

PROJECT JUSTIFICATION

This project is needed to provide a north-south corridor that links the existing Observation Drive to Stringtown Road, providing multi-modal access to a rapidly developing residential and business area between the I-270 and MD 355 corridors. The project improves mobility and safety for local travel and pedestrian, bicycle and vehicular access to residential, employment, commercial and recreational areas. The road design will consider incorporation of a bus rapid transit (BRT) transitway to be built at a future date.

OTHER

It is anticipated that the alignment for Phase 2 will be updated in the Clarksburg Gateway Sector Plan. Funding and implementation for Phase 2 will be reconsidered when the new alignment is determined. Utility companies have not provided relocation estimates at this time and costs will be revised if necessary once conflicts are defined and costs are known.

FISCAL NOTE

FY24 funding switch of \$636,000 from G.O. Bonds to Impact Taxes to reflect prior year actuals. FY25 funding switch of \$375,000 from G.O. Bonds to Impact Taxes to reflect prior year actuals.

DISCLOSURES

A pedestrian impact analysis will be performed during design or is in progress.

COORDINATION

Washington Suburban Sanitary Commission, Maryland-National Capital Park and Planning Commission, Verizon, Pepco, Washington Gas, Department of Permitting Services, Department of Environmental Protection; Special Capital Projects Legislation will be proposed by the County Executive.